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Meeting Minutes 01/04/2005

APPROVED

TOWN OF ARLINGTON
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, JANUARY 4, 2005

PRESENT: John Cole, Chairman Robert Juusola
 William Shea, Vice Chairman Mark Miano
 Thomas Caccavaro
ABSENT: Kathleen Donovan Charles Stretton
 Suzanne Owayda Brian Sullivan
PARTICIPANTS: Steve Rusteika, PMA
 Kevin Nigro, PMA – Project Manager
 Stefan Chaires, DRA – Architect
CALL TO ORDER: 7:30 p.m.

DALLIN UPDATE

- Steel - Mr. Nigro distributed copies of the Construction Phase Steel Installation. Steel is proceeding with some issues (malfunctioning crane equipment which has since been addressed). Mr. Nigro reviewed the steel erection progress for the committee. Steel is two days behind the actual installation dates.
- Schedule - A meeting to address the issue of the project schedule with Castagna representatives has been set for Friday of this week.
- The concrete company has called Mr. Addelson for payment. According to Mr. Nigro who has kept a log of the concrete work, they are only behind one payment and have not completed their work.
- Neighbors' complaints include concerns about the fencing around the site and kids getting into the area. Mr. Nigro has spoken directly with a neighbor. The fence has since been secured. Mr. Nigro and Mr. Chaires will approach the contractor about more lighting around the site.
- Case Work - Some smaller manufacturers are indicating interest in sending proposals for casework. Because there is a strict interpretation for casework in the contract specifications, Mr. Nigro is adamant about rejecting small mill shops who would bid on these products.
- Roof - Two different roofing systems are being proposed by the contractor (Capeway), the sure-welded system (TPO) and the sure-wide system (EDPM). The TPO system targets environmental issues, and the EDPM system is the roof that was specified. Descriptions of both systems were distributed to the committee. The issue with the roofing manufacturer, Carlisle, is that there is no good source to make a reliable comparison between the two systems. The architect will pursue more information about the contractor's history with the sure-weld system and will consider any cost savings benefit but will alternately proceed with the EDPM system.
- The CO² control was not specified in the contract. The architect will follow up with Wayne Mattson on that issue.
- FF&E Start Up - Mr. Addelson is trying to arrange a meeting with Integrated Design.

PEIRCE SCHOOL UPDATE

- Boiler Issue - Mr. Chaires distributed a letter dated December 31, 2004 from Wayne Mattson (engineer - Griffith & Vary) with a recommendation for the removal of the circuit setter with a subsequent test to the system. The committee directed Mr. Miano to have the circuit setter removed. Mr. Shea will test the system.
- Disability Issues - Mr. Chaires is ready to submit the variance request for the ramp on the back of the building. He is waiting for an estimate from the landscaping architect (Crowe) and several items from the Building Inspector. The request should be out by next week.

According to Mr. Miano, the DPW could not schedule the removal of the walkway and are trying to schedule the work when the students are not in school.

The architect is waiting to hear about the curb cut replacement in the front of the building and when that will start.

Minutes – PTBC – January 4, 2005

BRACKETT UPDATE

- Settlement & Release Form – A signed and sealed copy of the form releasing DRA from any obligation as specified in the agreement for the Brackett School was given to Mr. Chaires with a copy to the recording secretary to be kept on file. A check from DRA in the amount of \$23,958.00 will be held by Mr. Addelson.
- Occupancy Permit – Mr. Chaires will forward a letter to the Building Inspector indicating that, per the agreement with the PTBC, the noise remediation issues have been resolved; therefore, a request is being made for an Occupancy Permit for the building.

MINUTES

On a **Motion** by Mr. Shea and seconded, it was VOTED to **approve PTBC Meeting Minutes for December 21, 2004.**
VOTE: Unanimous

INVOICES

On a **Motion** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **approve PMA invoice #2574-02 (dated 9/26/04 & 10/30/04) in the amount of \$11,751.33 and invoice #2574-03 (month of November) in the amount of \$11,751.33.** ROLL CALL VOTE: Unanimous

On a **Motion** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **approve DRA invoice #22 (month of October) in the amount of \$8,098.75 and invoice #24 (month of November) in the amount of \$216.35.** ROLL CALL VOTE:
Unanimous

(Invoice #23 was approved for payment at the meeting of December 21, 2004.)

On a **Motion** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **approve DRA Professional Services Supplement #5 for the Dallin project for additional unexpected asbestos debris monitoring by Diversified Environmental in the amount of \$4,295.50.** ROLL CALL VOTE: Unanimous

FINAL DISCUSSION

- Mr. Cole will consult with the Superintendent of Schools about the possibility of the School Committee submitting an article for Town Meeting 2005 for the Stratton and Thompson projects in order to be ready in the event that the School Building Assistance Bureau moratorium is lifted.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Marie Carroll